059.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,200 / 852,200
					USE VALUE:	852,200 / 852,200
					ASSESSED:	852,200 / 852,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OAKLEDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEFANSSON KJARTAN & NANCY J	
Owner 2:	TRS/ 14 OAKLEDGE ST REALTY TR	
Owner 3:		
Street 1:	15 WHEELER ROAD	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA Cntry	Own Occ: N
Postal:	02420	Type:

PREVIOUS OWNER

Owner 1:	STEFANSSON NANCY J/KJARTAN -
Owner 2:	-
Street 1:	15 WHEELER ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .08 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2224 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3478.000	485,200		367,000	852,200
Total Card	0.080	485,200		367,000	852,200
Total Parcel	0.080	485,200		367,000	852,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.18 | /Parcel: 383.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	39434
GIS Ref	
GIS Ref	
Insp Date	12/30/13

!5213!

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	485,200	0	3,478.	367,000	852,200		Year end	12/23/2021
2021	104	FV	463,300	0	3,478.	367,000	830,300		Year End Roll	12/10/2020
2020	104	FV	463,300	0	3,478.	367,000	830,300	830,300	Year End Roll	12/18/2019
2019	104	FV	361,100	0	3,478.	361,800	722,900	722,900	Year End Roll	1/3/2019
2018	104	FV	361,100	0	3,478.	277,900	639,000	639,000	Year End Roll	12/20/2017
2017	104	FV	338,800	0	3,478.	262,200	601,000	601,000	Year End Roll	1/3/2017
2016	104	FV	338,800	0	3,478.	241,200	580,000	580,000	Year End	1/4/2016
2015	104	FV	302,200	0	3,478.	225,500	527,700	527,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:49:07

LAST REV

Date	Time
01/17/19	14:24:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5213

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEFANSSON NANC	72060-566	1	12/27/2018	Convenience	99	No	No		
DELISLE NANCY J	34863-315		2/13/2002	Family	1	No	No		
FELDMAN PAUL/ET	26715-271		10/1/1996		245,000	No	No		Y

USER DEFINED

Prior Id # 1:	39434
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2005	231	Redo Kit	30,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
12/30/2013	Meas/Inspect	JBS	JOHN S
11/25/2008	Meas/Inspect	163	PATRIOT
10/25/2005	Permit Visit	BR	B Rossignol
4/28/2000	Inspected	263	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Measured	277	PATRIOT
7/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3478		Sq. Ft.	Site		0	70.	1.51	6									367,038						367,000	

Total AC/HA:	0.07984	Total SF/SM:	3478	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	367,038	Spl Credit		Total:	367,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12212229
Const Adj.:	0.99989998
Adj $ / SQ:	201.962
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659235
Depreciation:	174038
Depreciated Total:	485197

COMMENTS

1 GAS FHW, 1 OIL FHA, NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

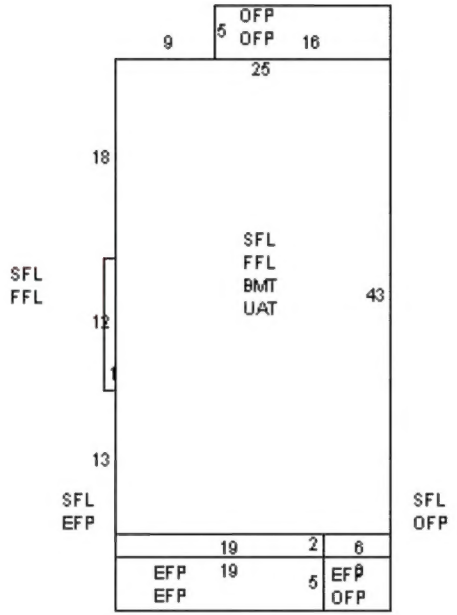
No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.96
Special Features:	0	Val/Su Net:	120.46
Final Total:	485200	Val/Su SzAd	218.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,137	201.960	229,631
FFL	First Floor	1,087	201.960	219,532
BMT	Basement	1,075	60.590	65,133
UAT	Upper Attic	269	80.780	21,711
EFP	Enclos Porch	258	37.770	9,746
OFP	Open Porch	202	24.670	4,983

Net Sketched Area:	4,028			Total:	550,736
Size Ad	2224	Gross Area	4834	FinArea	2224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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